

BK 0342 PG 0209

STATE MS. - DESOTO CO.

Nov 2 10 08 AM '98

BK 342 PG 209
W.E. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

MILDRED McCULLAR, ET VIR,

Grantors

TO

MARVIN L. MOORE, ET AL,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **MILDRED McCULLAR and husband, BOBBY G. McCULLAR**, do hereby grant, bargain, sell, convey, and warrant to **MARVIN L. MOORE and SANDRA I. BEGLEY**, as joint tenants with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by **DESCRIPTION** attached hereto as **EXHIBIT "A"** and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found of record in DeSoto County, Mississippi; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1998 are being pro-rated on an estimated basis as a part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such pro-rated amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and/or assigns, shall be liable for the taxes for the year 1999 and all subsequent years.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

Witness our signatures, this the 30th day of October, 1998.

Mildred McCullar
MILDRED McCULLAR

Bobby G. McCullar
BOBBY G. McCULLAR

Mr. and Mrs. Bobby G. McCullar
724 Fredonia
Sardis, MS 38666
Home: (601) 482-9213
Work: (601) 429-4402

Mr. Marvin L. Moore, et al
2370 Tanyard
Hernando, MS 38632
Home: (601) 429-1677
Work: (601) 363-8208

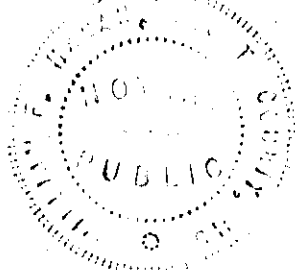
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **MILDRED McCULLAR and husband, BOBBY G. McCULLAR**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 30th day of October, 1998.

William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000



Lot 15, Buchanan Place Subdivision, in the Northwest quarter of Section 17, Township 3 South, Range 9 West, DeSoto County, Mississippi, more particularly described as Beginning at the northwest corner of Section 17, Township 3 South, Range 9 West, said point being the northwest corner of the Buchanan Place Subdivision; thence south 0 degrees 36 minutes east 1271.28 feet along the west line of Section 17 and the west line of Buchanan Place Subdivision to the southwest corner of Lot 3 of said tract; thence south 88 degrees 32 minutes east 1072.46 feet along the south line of said Lot 3 to the southeast corner of said Lot 3 and a point in the centerline of Tanyard Road; thence south 14 degrees 20 minutes west 90 feet along the centerline of said road to a point; thence south 7 degrees 09 minutes west 210.0 feet to the southwest corner of Lot 14 of Buchanan Place Subdivision and the point of beginning of Lot 15; thence south 88 degrees 39 minutes east 882.26 feet to the southeast corner of Lot 14; thence south 0 degrees 17 minutes west 270.4 feet along the west line of Lot 13 to a point; thence north 88 degrees 28 minutes west 849.46 feet to a point in Tanyard Road; thence north 10 degrees 40 minutes west 167.0 feet along the centerline of said road; thence north 0 degrees 25 minutes west 103.9 feet to the point of beginning and containing 5.36 acres more or less. All bearings are magnetic. This lot is subject to any utility easement or right-of-ways that have been recorded.

PARCEL II

Lot 17, Buchanan Place Subdivision, in the Northwest Quarter of Section 17, Township 3 South, Range 9 West, described as Beginning at the northwest corner of Section 17, Township 3 South, Range 9 West, said point being the northwest corner of the Buchanan Place Subdivision; thence south 0 degrees 36 minutes east 1271.28 feet along west line of Section 17 and the west line of Buchanan Place Subdivision to the southwest corner of Lot 3 of said tract; thence south 88 degrees 32 minutes east 1072.46 feet along the south line of said Lot 3 to the southeast corner of said Lot 3 and a point in the centerline of Tanyard Road; thence south 14 degrees 20 minutes east 90 feet along the centerline of Tanyard Road to a point; thence south 7 degrees 09 minutes west 210.0 feet along the centerline of Tanyard Road to a point; thence south 0 degrees 15 minutes east 103.09 feet along the centerline of Tanyard Road to a point; thence south 10 degrees 40 minutes east 167.0 feet along the centerline of said Road to the southwest corner of Lot 15 of Buchanan Place Subdivision and the point of beginning of the following lot; thence south 88 degrees 28 minutes east 579.46 feet along the south line of said Lot 15 to a point; thence south 8 degrees 40 minutes west 201.3 feet along the west line of Lot 16 to a point; thence north 69 degrees 01 minute west 179.56 feet to a point; thence south 69 degrees 34 minutes west 299.28 feet to a point in the centerline of Tanyard Road; thence north 25 degrees 09 minutes west 207.6 feet along Tanyard Road to a point; thence north 10 degrees 40 minutes west 67.9 feet to the Point of Beginning and containing 2.31 acres more or less. All bearings are magnetic. This lot is subject to any utility easements or road right-of-ways that have been recorded.

EXHIBIT "A"

Mildred McCullar
Bobby S. McCullar